



CLASS "A" OFFICE SUITES - MINUTES TO THE "STRIP", AIRPORT & DOWNTOWN

FOR LEASE

4000 & 4040 S. EASTERN AVE. | LAS VEGAS, NV 89119

Pointe Flamingo is a Class "A" office project consisting of Two 3-story buildings totaling 98,500 SF±. Strategically located at the signalized intersection on Flamingo Road and Eastern Avenue, this is one of the nicest office properties in the East Flamingo Business Corridor. The landlord is a deal maker, quick and easy to get a deal done.

BOB HAWKINS

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NV-RE License S.0072999

REALCOMM ADVISORS

444 E. Warm Springs Road, Suite 120

Las Vegas, Nevada 89119

+702-515-1010

www.realcommadvisors.com



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FOR LEASE

PROPERTY DETAILS

- Suites from 1,200 to 3,400 SF±
- Abundant surface and subterranean parking
- Multiple RTC bus routes near the property
- Within walking distance to tons of nearby retail amenities
- On-site property management, security and building engineer
- Multiple outdoor seating/congregating areas
- Full Service Lease, includes CAM, Electrical and 5 day janitorial
- Base Monthly Rent: **\$0.99 - \$1.55/SF FSG**



Information is subject to change at any time. The information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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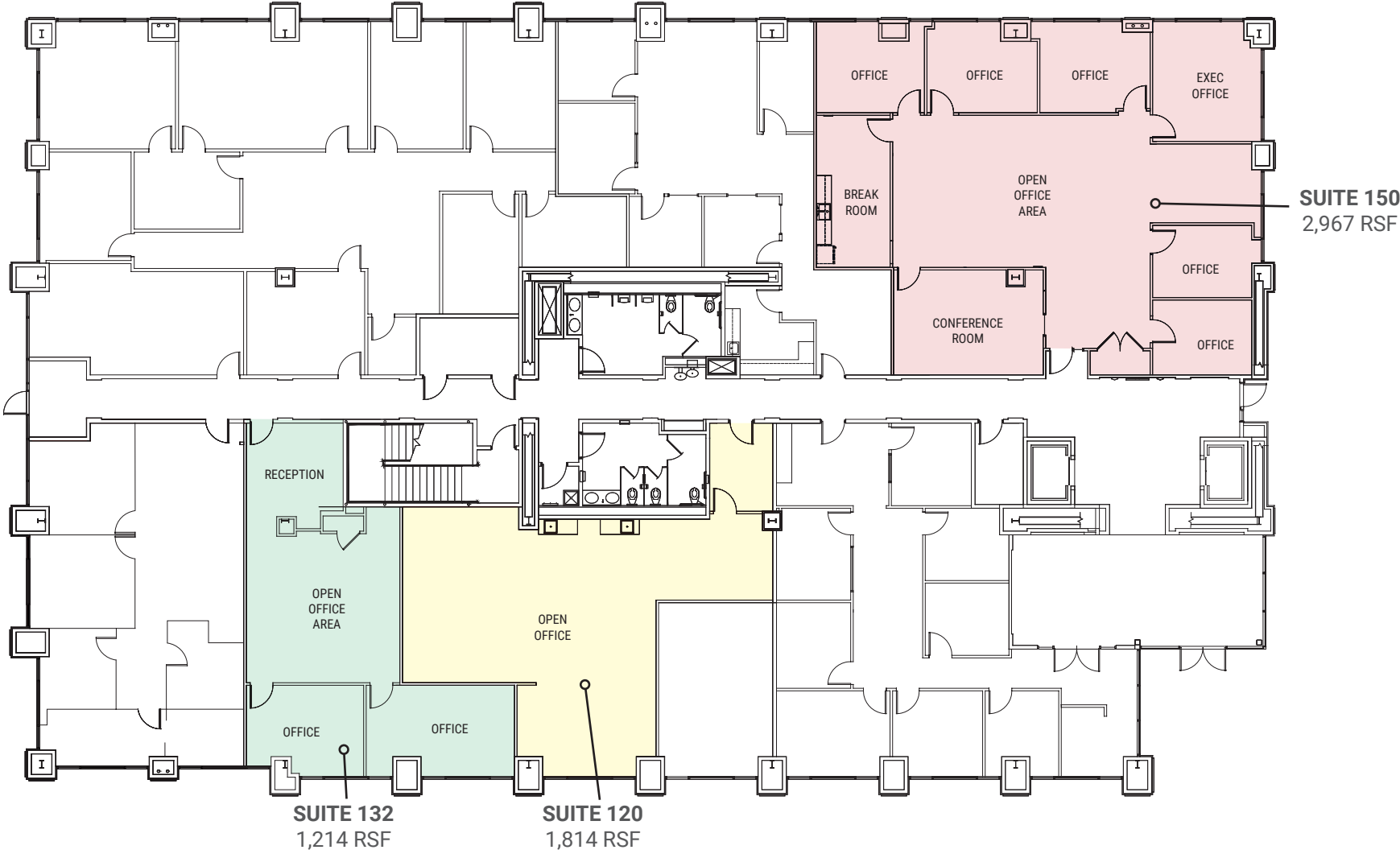


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FOR LEASE

4000 S. EASTERN AVE. - First Floor



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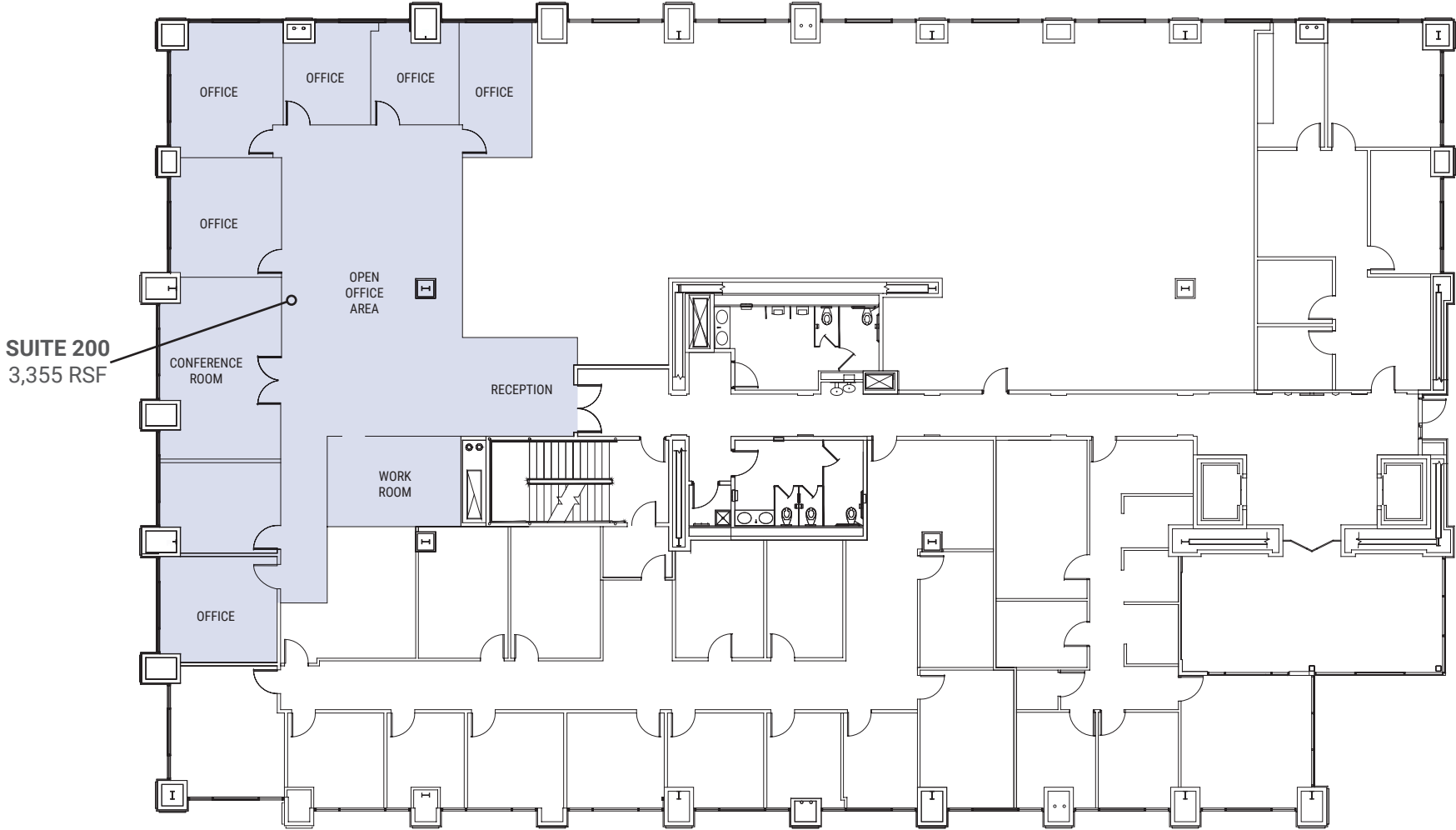


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FOR LEASE

4000 S. EASTERN AVE. - Second Floor



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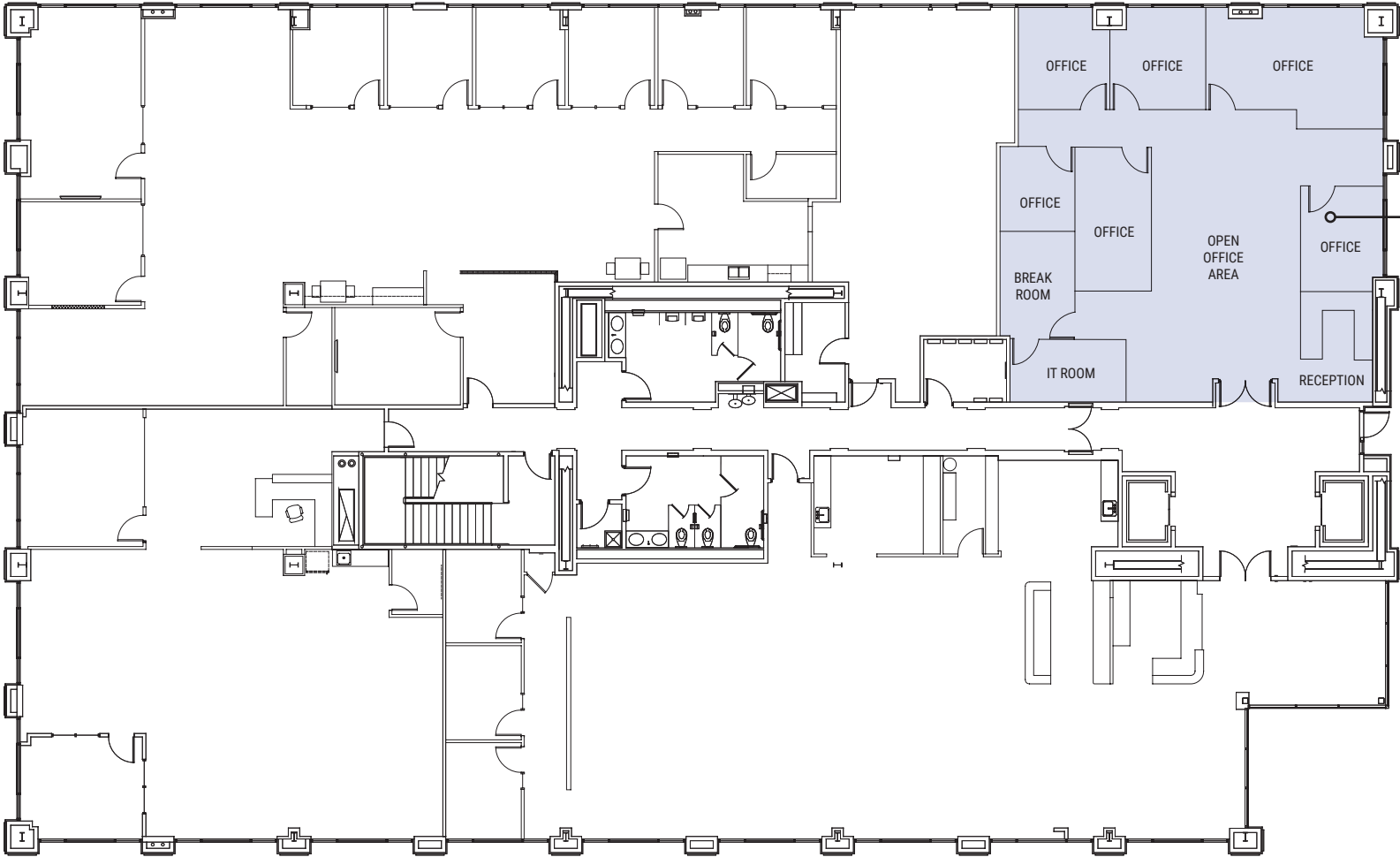


4000 & 4040 S. EASTERN AVE.
LAS VEGAS, NV 89119



FOR LEASE

4000 S. EASTERN AVE. - Third Floor



SUITE 300
2,497 RSF

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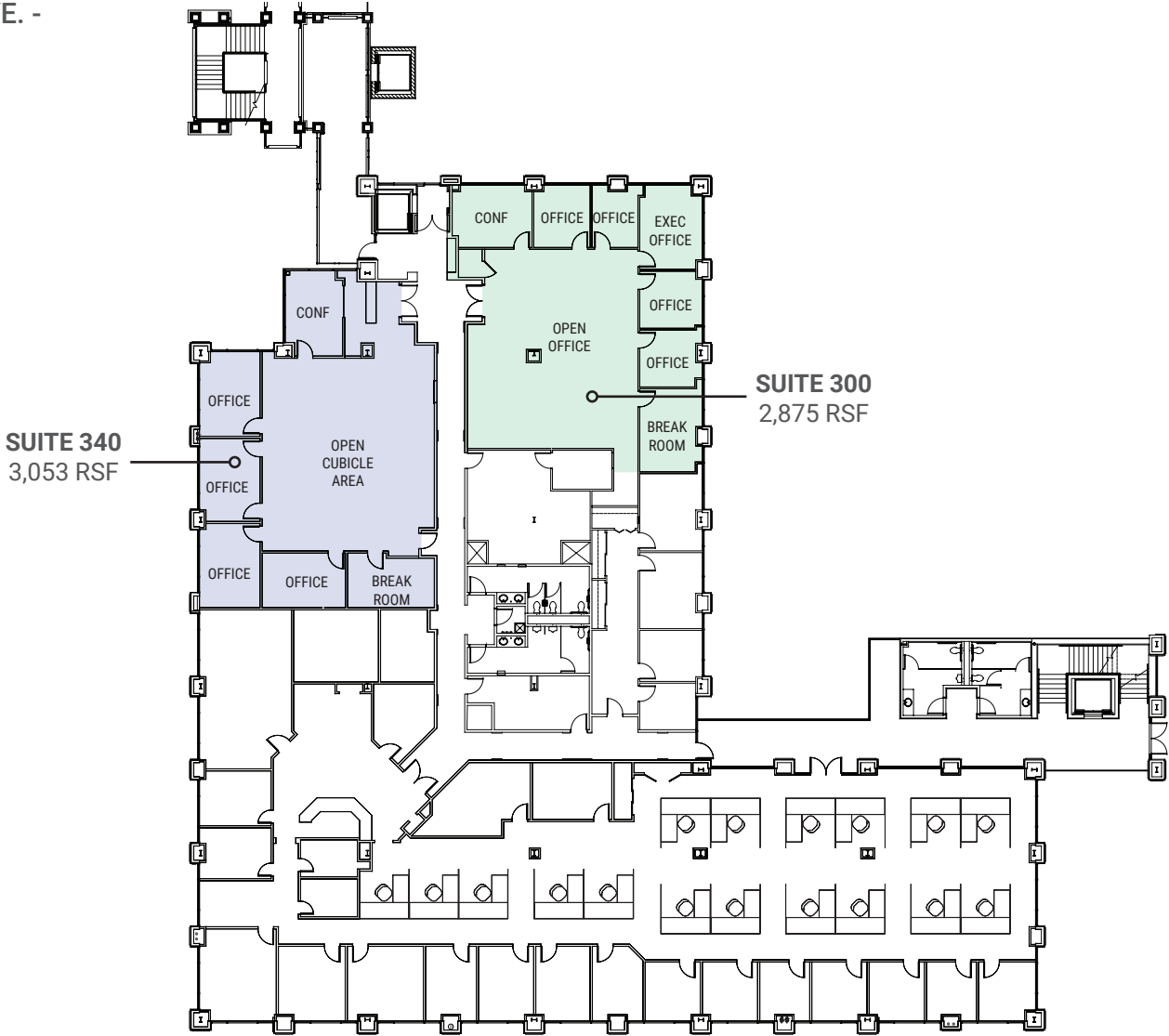


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FOR LEASE

4040 S. EASTERN AVE. -
Third Floor



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